



- NOTE:
- 1) ZONING CLASSIFICATION – RESIDENCE 2 & 3.
  - 2) WETLAND LINE SHOWN FLAGGED BY KEN THOMPSON, PWS AND LOCATED BY HOYT LAND SURVEY, CO. USING FIELD SURVEY.
  - 3) PARCEL AREAS SHOWN ARE TAKEN FROM TOWN OF HOLBROOK ASSESSORS MAPS NO. 9 & 16 AND ARE NOT DETERMINED BY FIELD SURVEY.
  - 4) BOUNDARY LINES SHOWN TAKEN FROM TOWN OF HOLBROOK ASSESSORS MAP REFERENCED AND NOT DETERMINED BY FIELD SURVEY.
  - 5) TOPOGRAPHY SHOWN IS BY AERIAL PHOTOGRAPHY AND SUPPLEMENT BY FIELD SURVEY.
  - 6) LOCUS LIES IN ZONE X AND AE 201-207 AS SHOWN ON FEMA MAP 255212-001 D, DATED JULY 5, 2001.
  - 7) TOTAL NUMBER OF UNIT PROPOSED = 234.
  - 8) PLAN SHOWN A COMBINATION OF TWO BUILDING TYPE, 12-UNIT BUILDING (17 EACH) AND 15 2-UNIT BUILDING (15 EACH), TOTAL 32 BUILDINGS.
  - 9) 12-UNIT BUILDING CONTAINS 8 INTERIOR GARAGE SPACES, 2-UNIT BUILDING CONTAINS 2 INTERIOR GARAGE SPACES.
  - 10) THE PARKING LAYOUT AS SHOWN EXCEEDS 2 PARKING SPACES PER UNIT.
  - 11) TOTAL PROJECT SITE CONTAINS APPROXIMATELY 54.4 AC OF LAND.
  - 12) THIS PLAN SHOWS APPROXIMATELY 11,720 SF OF WETLAND DISTURBANCE REQUIRED FOR WETLAND CROSSINGS.

**CONCEPTUAL DEVELOPMENT PLAN**  
**LAND OFF PLYMOUTH STREET, HOLBROOK, MA**  
**DATE: 2-27-2019 SCALE: 1"=100'**

<p><b>HARDY + MAN</b>  <b>DESIGN GROUP, PC</b>  <small>CIVIL ENGINEERING &amp; LAND DEVELOPMENT CONSULTING</small></p>	<p>1285 WASHINGTON STREET          WEYMOUTH, MA          (781) 335-1464</p>
	<p><b>PREPARED FOR:</b>  <b>FRANK DUGGAN</b></p>